



Order Filed on July 22, 2022  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

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Wilmington Trust, National Association, not in its  
individual capacity, but solely as trustee for MFRA Trust  
2014-2  
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IN RE:

Rudolf H. Hendel and Catherine G. Lin-Hendel,  
  
Debtors.

CASE NO.: 21-18847-JKS

CHAPTER: 11

HON. JUDGE.:  
John K. Sherwood

HEARING DATE:  
January 11, 2022 at  
10:00AM

**ORDER GRANTING IN-REM RELIEF FROM THE  
AUTOMATIC STAY REGARDING REAL PROPERTY**

The relief set forth on the following page is hereby **ORDERED**.

**DATED: July 22, 2022**

  
\_\_\_\_\_  
Honorable John K. Sherwood  
United States Bankruptcy Court

Upon the motion of Fay Servicing, LLC as servicer for Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2, for in rem relief under 11 U.S.C. § 362(d)(4)(A) as to certain property as hereinafter set forth, and for cause shown, it is

**ORDERED** that the automatic stay is vacated and in rem relief is granted to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real property more fully described as: 26 Ridge Road, Summit, New Jersey 07901

☐ Personal property more fully described as: N/A

It is further **ORDERED** that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversation to any other chapter of the Bankruptcy Code; and it is further

**ORDERED** that the stay afforded by 11 U.S.C. § 362(a) be, and is hereby, modified to permit Fay Servicing, LLC as servicer for Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2, its successors and/or assigns, to pursue its rights under applicable state law with respect to the premises 26 Ridge Road, Summit, New Jersey 07901; and it is further

**ORDERED** that, under 11 U.S.C. § 362(d)(4), and provided that this order is recorded in conformity therewith, this order terminating the automatic stay under 11 U.S.C. § 362(a) as to Movant's interest in the Property shall be binding in any other case filed under the Bankruptcy Code purporting to affect the Property that is filed not later than two years after the date of this order, such that the automatic stay under 11 U.S.C. § 362(a) shall not apply to Movant's interest in the Property; and it is further

**ORDERED** that Movant is permitted to offer and provide Debtors with information regarding a potential Forbearance Agreement, short sale, deed in lieu, loan modification, Refinance

Agreement, or other loan workout/loss mitigation agreement, and to enter into such agreement with Debtors without further order of the court, and it is further

**ORDERED**, that the instant order is binding in the event of a conversion; and it is further

**ORDERED**, that the movant shall serve this order on the debtor, any trustee, and any other party who entered an appearance on the motion.